153.0	0008	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,100 /	820,100
					USE VALUE:	820,100 /	820,100
					ASSESSED:	820,100 /	820,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAD ROBERT K III-KAREN A
Owner 2:	
Owner 3:	
Street 1:	27 FAYETTE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1939 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7376.000	306,400	700	513,000	820,100
Total Card	0.169	306,400	700	513,000	820,100
Total Parcel	0.169	306,400	700	513,000	820,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.00 /Parcel: 423.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102267

GIS Ref

GIS Ref

Insp Date 04/30/18

!12067!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,400	700	7,376.	513,000	820,100		Year end	12/23/2021
2021	101	FV	297,400	700	7,376.	513,000	811,100		Year End Roll	12/10/2020
2020	101	FV	297,900	700	7,376.	513,000	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	237,300	700	7,376.	481,000	719,000	719,000	Year End Roll	1/3/2019
2018	101	FV	237,300	0	7,376.	397,600	634,900	634,900	Year End Roll	12/20/2017
2017	101	FV	237,300	0	7,376.	365,500	602,800	602,800	Year End Roll	1/3/2017
2016	101	FV	237,300	0	7,376.	333,500	570,800	570,800	Year End	1/4/2016
2015	101	FV	231,700	0	7,376.	327,100	558,800	558,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:49:16

LAST REV

Date	Time
05/14/18	10:04:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12524-738		9/20/1973		40,000	No	No		N

USER DEFINED

Prior Id # 1:	102267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	665	Redo Kit	22,925					Kitch Reno

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Inspected	DGM	D Mann
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Meas/Inspect	336	PATRIOT
12/28/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
7/13/1993		DR	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7376		Sq. Ft.	Site		0	80.	0.87	9									513,021						513,000	

Total AC/HA:	0.16933	Total SF/SM:	7376	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	513,021	Spl Credit		Total:	513,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28636360
Const Adj.:	0.95380396
Adj $ / SQ:	159.502
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416343
Depreciation:	109914
Depreciated Total:	306428

COMMENTS

WALK-UP UAT OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

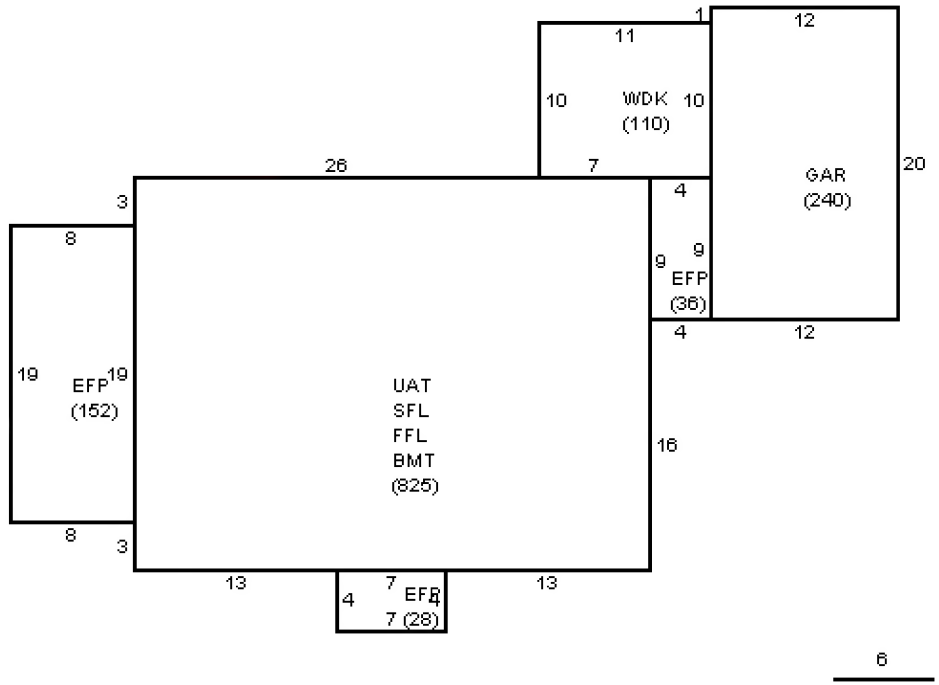
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.50
Special Features:	0	Val/Su Net:	94.36
Final Total:	306400	Val/Su SzAd	185.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	825	53.210	43,898
FFL	First Floor	825	159.500	131,589
SFL	Second Floor	825	159.500	131,589
GAR	Garage	240	24.240	5,818
EFP	Enclos Porch	216	37.990	8,206
UAT	Upper Attic	206	63.800	13,159
WDK	Deck	110	14.390	1,583
	Net Sketched Area:	3,247	Total:	335,842
Size Ad	1650	Gross Area	3866	FinArea 1939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X14	A	AV	2016	4.69	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700